



Titularizamos sueños para **Impulsar al país**



Monthly Report  
January 2026





Assets Under Management\*  
and Managed Area

COP\$ 581.198  
Million



GLA: 84.037  
sqm



Return

Since the  
beginning:  
12,95% EAR



LTM: 12,55% EAR  
(CPI + 6,84%)



Economic and  
Physical  
Occupancy

Economic:  
97,17%



Physical: 96,54%



Outstanding  
Lease Balance

0,01%  
(\$3,036,434)



Secondary  
Market

Traded Volume:  
YTD COP\$4.296  
Million



Weighted  
Average  
Trading Price :  
65,9%



Dividend Yield

LTM: 5,42%\*\*

(Jan: 4,68%)  
DY calculated  
over the Net  
Asset Value of the  
Equity Security



Jan: 7,10%  
DY calculated  
over Market Price



Debt Structure

Capital:  
COP\$ 139.479  
Million

Weighted  
average cost of  
debt 10,45%  
EAR\*\*\*\*

LTV\*\*\*\*:  
24,50%<35%  
Limit



\* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

\*\* Yield Distributed During the Month Over the Monthly Average Security Price.

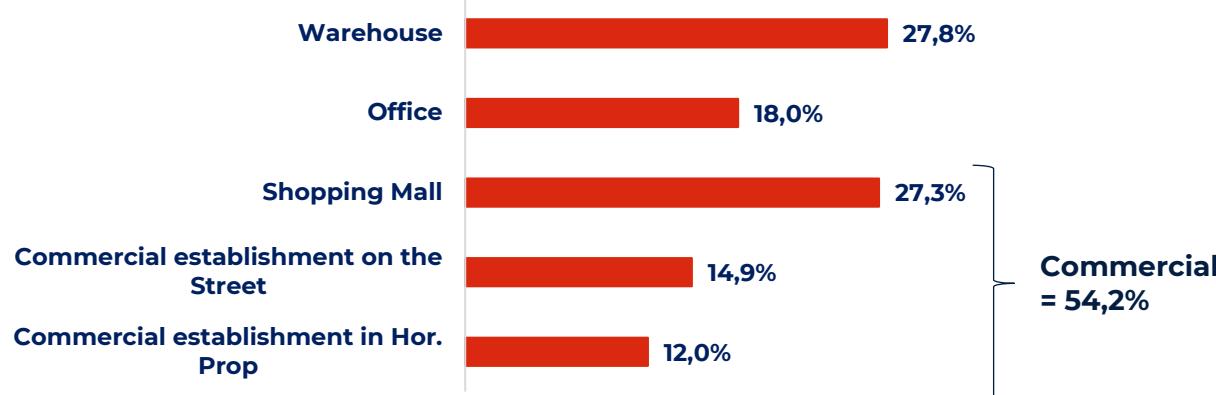
\*\*\*\* Weighted Average Cost of Debt.

\*\*\*\*\* Loan to Value

TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

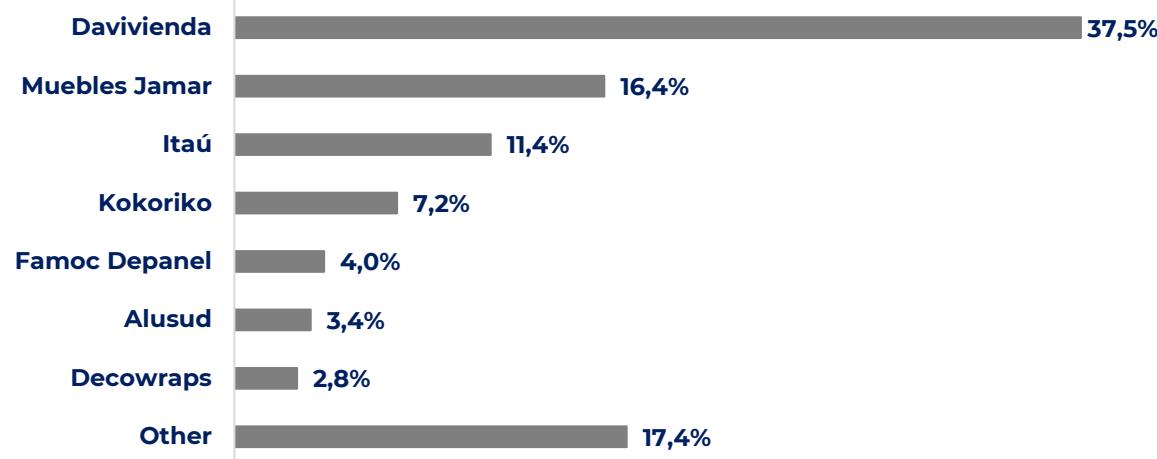


### By Type of Real Estate Property



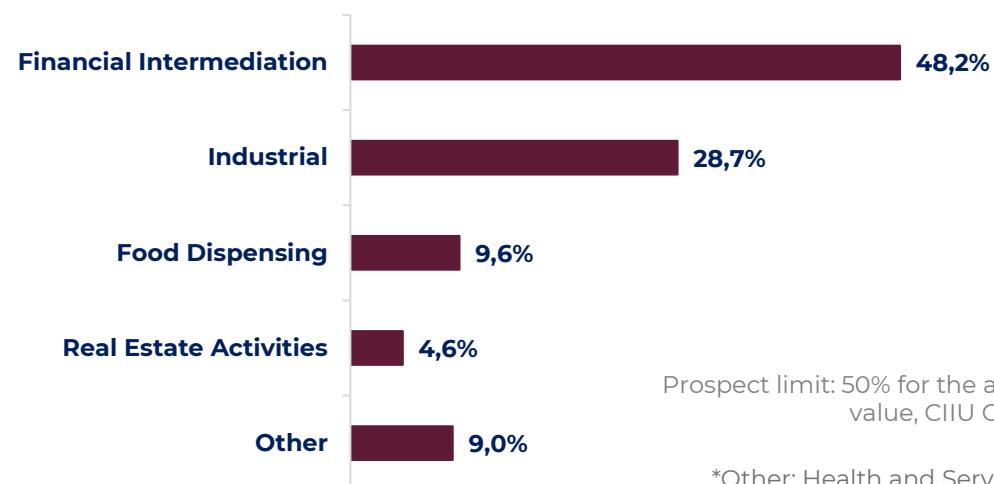
Prospect limit: 60% by the type of asset.

### By Tenant

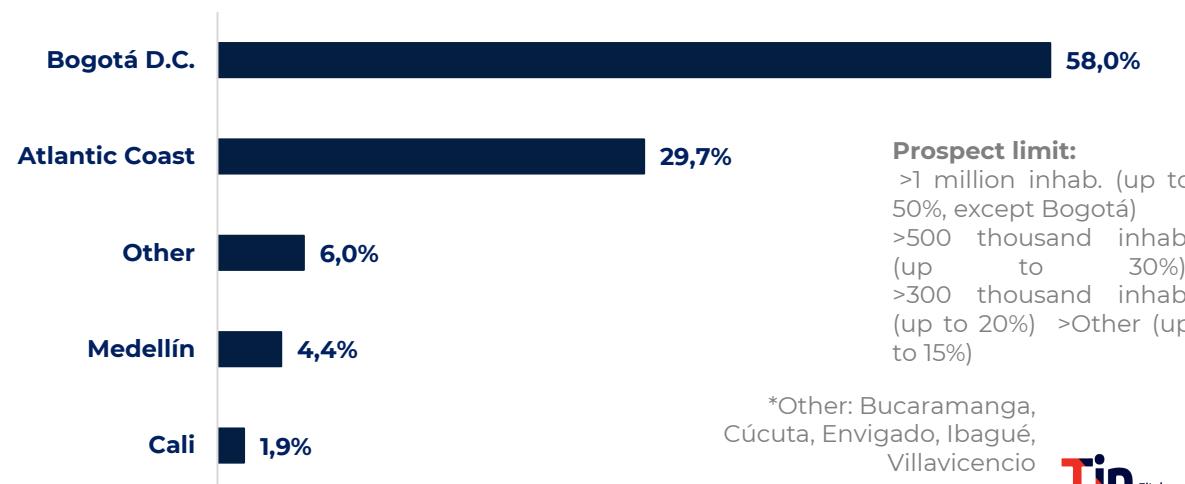


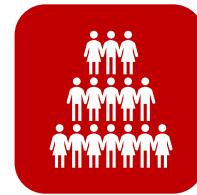
Prospect limit: 30% for income.

### By Economic Sector



### By Geographic Location



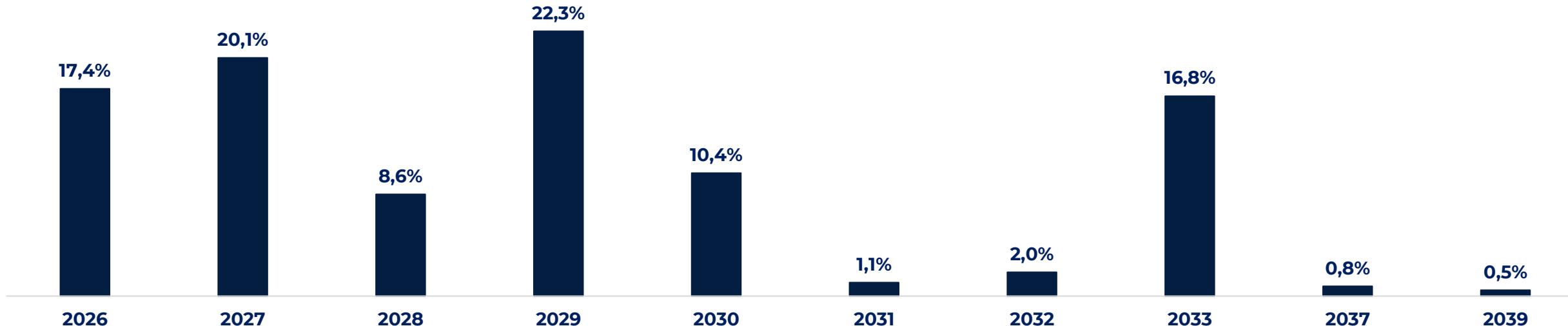


**38**  
Total Tenants



**3,66 Years**  
Weighted Average Lease  
Term Remaining

## Lease Expiration Profile





### Return



**12,95% EAR**

Since Inception:  
Oct. 2018 – Jan. 2026

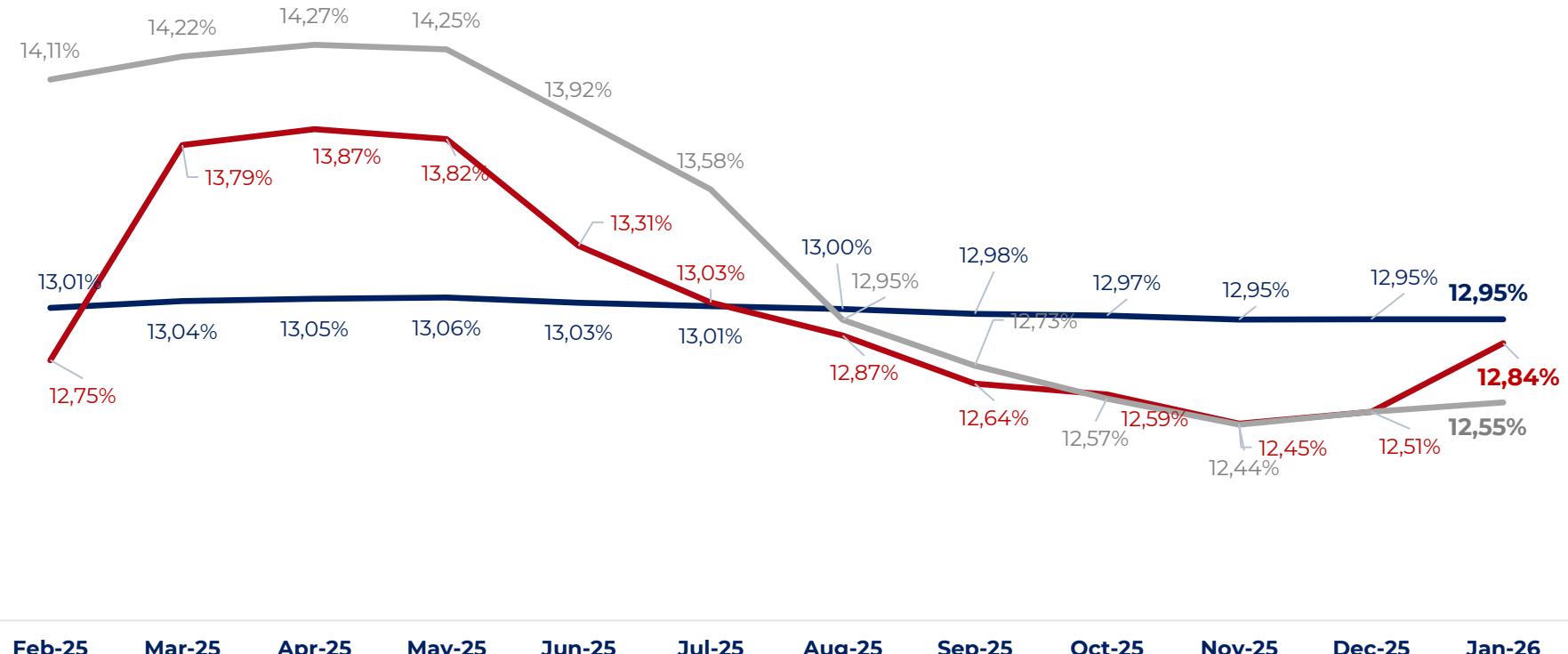
- ❖ 54,1% - **Capital Appreciation**
- ❖ 45,9% - **Cash Flow**



**12,51% EAR**

Last 12 months:  
Feb. 2025 – Jan. 2026

- ❖ 43,4% - **Capital Appreciation**
- ❖ 56,6% - **Cash Flow**



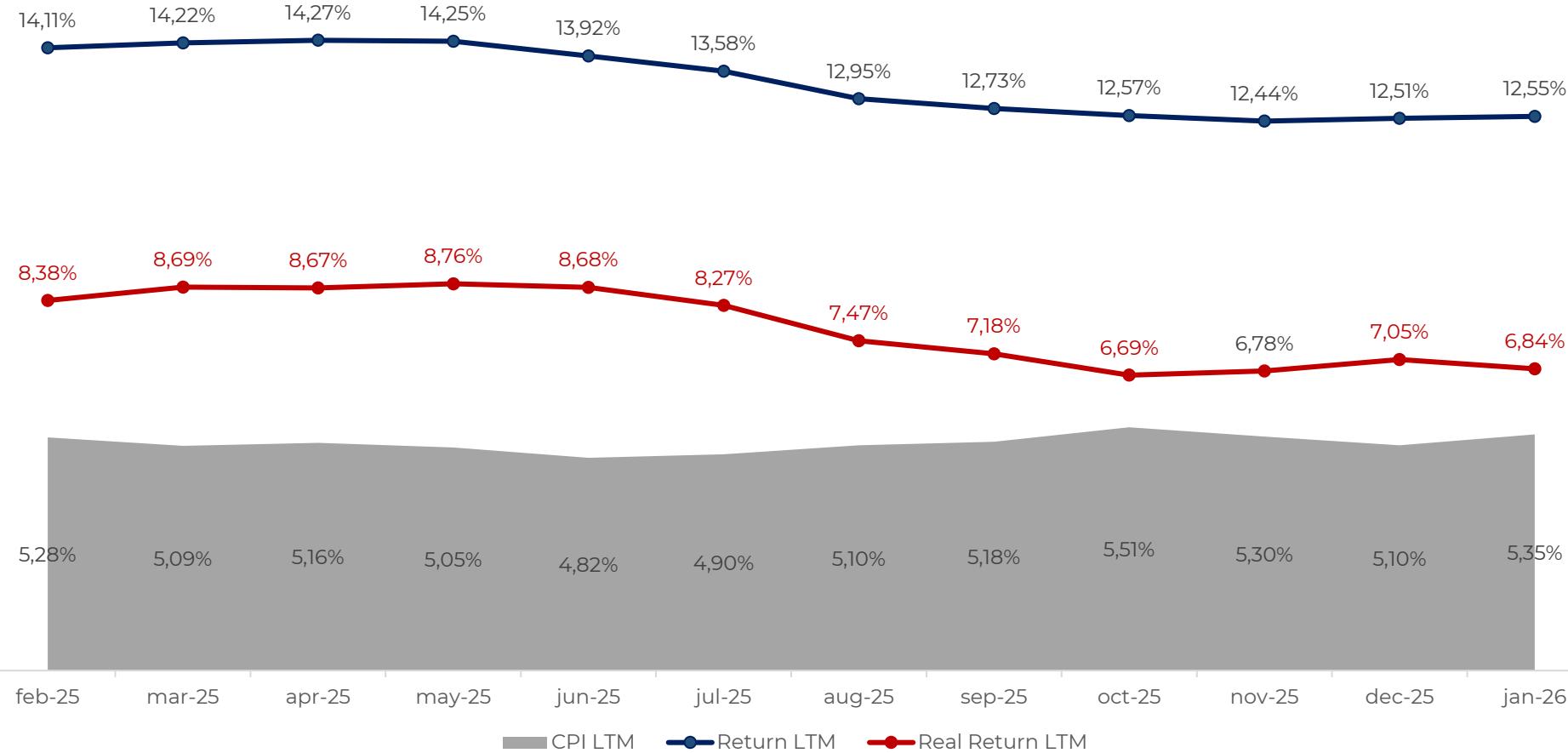
— Since the Beginning    — YTD\*    — LTM\*\*

\* YTD: Year to Date

\*\* LTM: Last Twelve Months



### Return LTM\*





### TIN Security Value



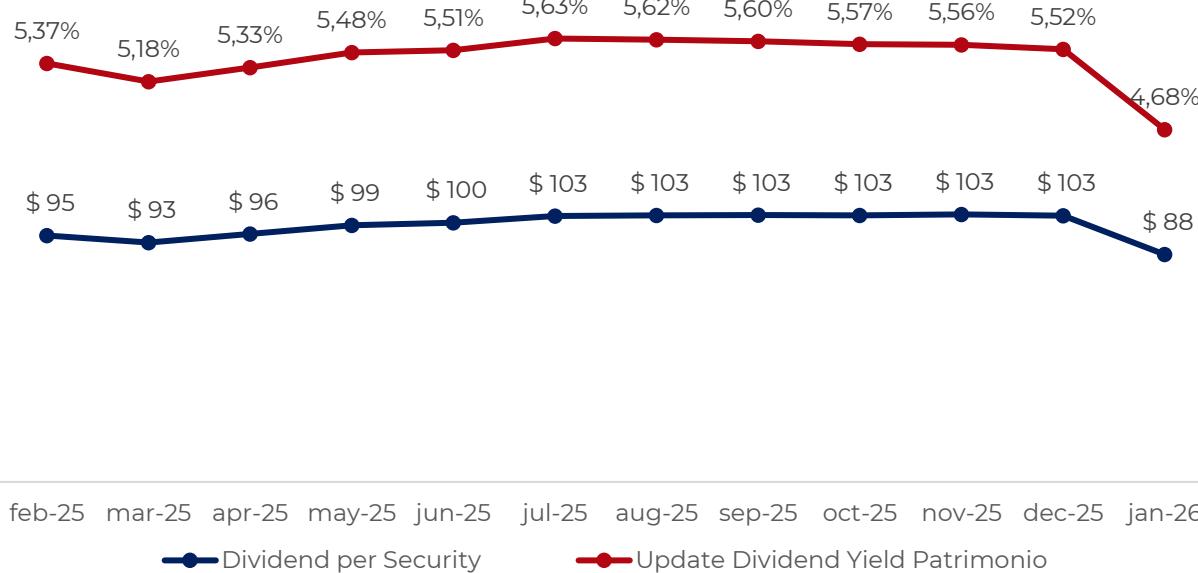
**COP\$ 22.586**

Security Value Jan. 31  
2026

**6,58%**

LTM security value's increase  
Vs \$21.192\* (Security Value 01/02/2025)

### Dividend Yield & Returns



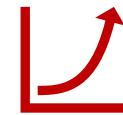
Dividend per Security

Update Dividend Yield Patrimonio



**5,42%**

Average DY LTM:  
02/2025 – 01/2026



**4,68%**

Average DY YTD:  
01/2026



**4,68%**

DY Last Month:  
01/2026



**7,10%**

DY Last Month  
Market Prices:  
01/2026



## Dividend Yield LTM at NAV

Dividend  
Yield LTM:  
**5,42%**



## Dividend Yield at 70% discount to NAV

Dividend  
Yield LTM:  
**7,74%**



## Dividend Yield at 50% discount to NAV

Dividend  
Yield LTM:  
**10,84%**

Date	DY	Distributable Cash flow	Outstanding Units	Cash Flow per Unit
Jan-26	4.6%	\$ 1,658,219,015	19,463,850	85
feb-26	4.6%	\$ 1,673,536,931	19,463,850	86
mar-26	4.6%	\$ 1,682,408,536	19,463,850	86
Apr-26	4.6%	\$ 1,698,577,629	19,463,850	87
may-26	4.6%	\$ 1,699,389,034	19,463,850	87
jun-26	4.6%	\$ 1,706,455,247	19,463,850	88
Jul-26	4.6%	\$ 1,713,612,403	19,463,850	88
Aug-26	4.6%	\$ 1,723,017,166	19,463,850	89
sep-26	4.6%	\$ 1,730,255,045	19,463,850	89
oct-26	4.6%	\$ 1,738,082,123	19,463,850	89
nov-26	4.6%	\$ 1,748,040,460	19,463,850	90
dic-26	4.6%	\$ 1,755,010,487	19,463,850	90
Jan-27	5.0%	\$ 1,915,119,580	19,463,850	98
feb-27	5.0%	\$ 1,926,035,762	19,463,850	99
mar-27	5.0%	\$ 1,937,014,165	19,463,850	100
Apr-27	5.0%	\$ 1,948,055,146	19,463,850	100
may-27	5.0%	\$ 1,959,159,060	19,463,850	101
jun-27	5.0%	\$ 1,970,326,267	19,463,850	101
Jul-27	5.0%	\$ 1,981,557,127	19,463,850	102
Aug-27	5.0%	\$ 1,992,852,002	19,463,850	102
sep-27	5.0%	\$ 2,004,211,259	19,463,850	103
oct-27	5.0%	\$ 2,015,635,263	19,463,850	104
nov-27	5.0%	\$ 2,027,124,384	19,463,850	104
dic-27	5.0%	\$ 2,038,678,993	19,463,850	105

- **Revenue, expense, and equity projections for the vehicle** are adjusted based on economists' **inflation expectations** for 2026 and 2027.
- **Financial expenses** are adjusted based on analysts' forecasts of the **Monetary Policy Rate**.
- **Dividend yield** is calculated based on the **unit's net asset value (NAV)**



### Total Traded Amount (COP\$ Millions)

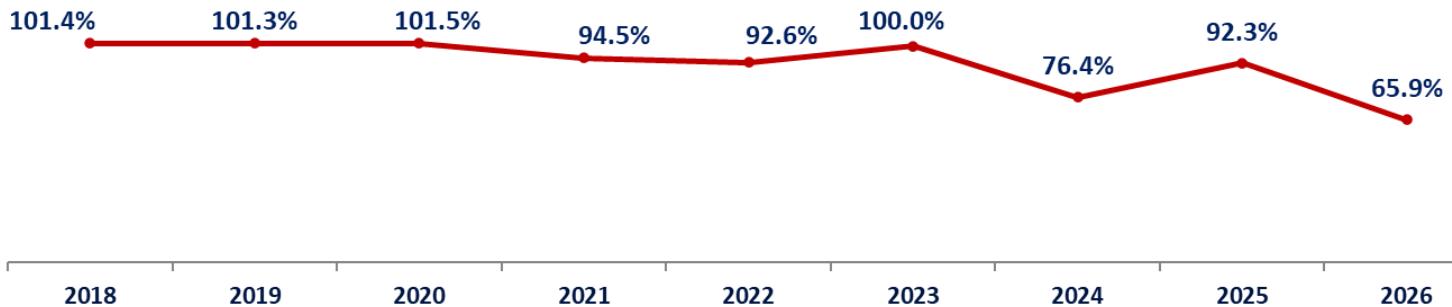


### Trade Price (Weighted Average) \*



**69.8%**  
Valuation Price\*\*

**19.463.850**  
Outstanding TIN Securities

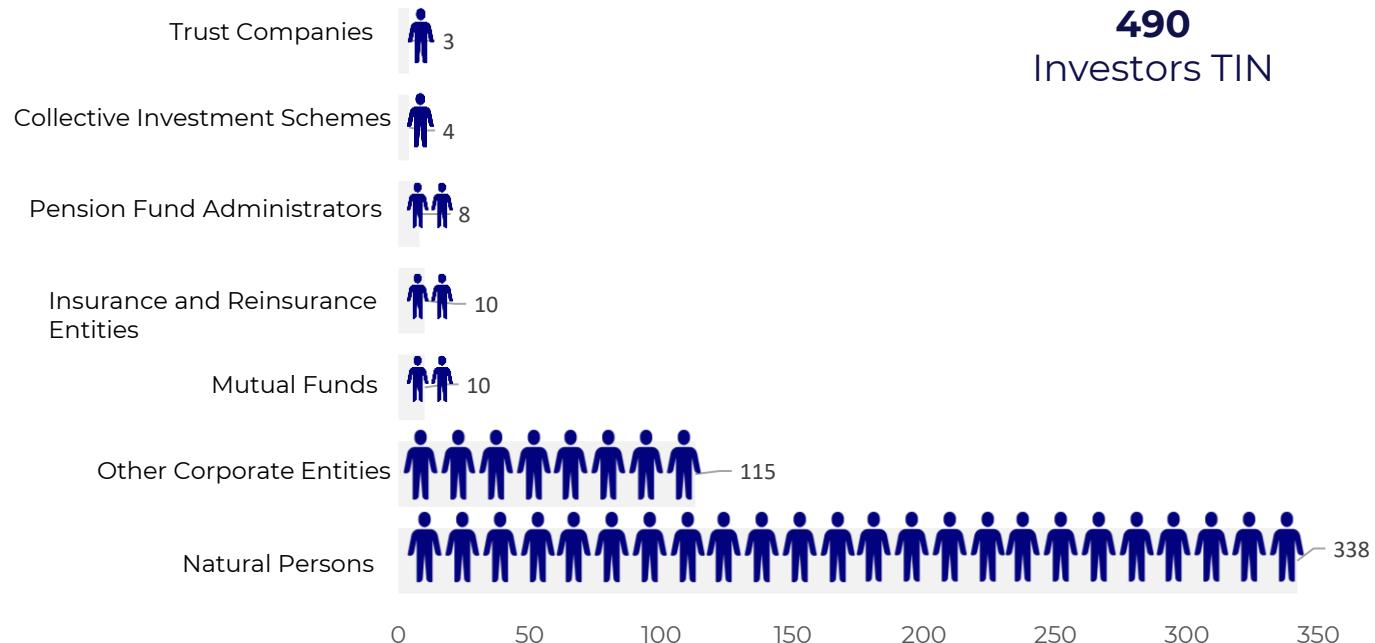


\*WAP: Weight average price

\*\* Precia's valuation Price January 31 2026

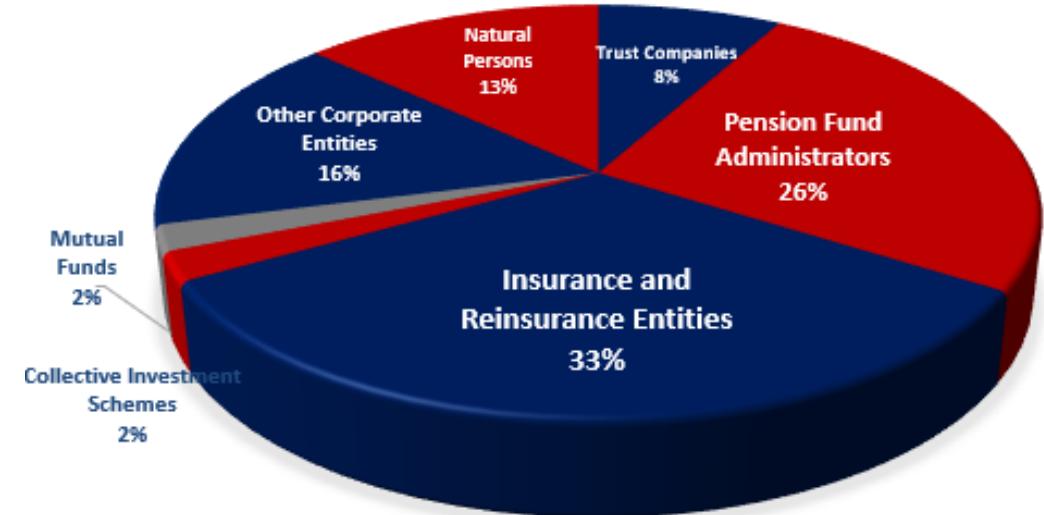


### Total Investors



**490**  
Investors TIN

### Investors per Amount



71%: Institutional Investors  
29%: Retail Investors